

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

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Reporting Period by Calendar Year: from 01-01-11 to 12-31-11

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

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**City of San Jacinto
General Plan and Housing Element
Annual Report
01/01/11 to 12/31/11**

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Purpose of the Annual Report

Government Code Section 65400 mandates that certain cities and all 58 counties submit an Annual Progress Report (APR) on the status of the General Plan and progress in its implementation to their legislative bodies to the Governors' Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD), by April 1 of each year. The APR provides local legislative bodies with information regarding the implementation of the General Plan for their city or county. APRs must be presented to the local legislative body for its review and acceptance, usually as a consent or discussion item on a regular meeting agenda. Therefore, the APR should provide enough information for decision makers to assess how the General Plan was implemented during the 12-month reporting period – either calendar year or fiscal year.

More Specifically, APRs explain how land use decisions relate to adopted goals, policies, and implementation measures of the General Plan. The APR should provide enough information to identify necessary “course adjustments” or modifications to the General Plan, and means to improve local implementation. The State uses the APR to identify statewide trends in land use decision making and how local planning and development activities relate to statewide planning goals and policies. APRs may identify needed modifications and improvements to OPR’s General Plan Guidelines. In addition, OPR is able to track progress on a local jurisdiction’s comprehensive General Plan update using information provided in the APR.¹

Background on the Existing City of San Jacinto General Plan

In 2006, the City Council adopted the current General Plan, which replaced the prior General Plan that was adopted in 1985. The adoption of the General Plan in 2006 culminated a multi-year effort that was initiated in 2000, when the Council identified the need to comprehensively update the General Plan.

California State law requires each city and county to adopt a comprehensive General Plan to guide the long term physical development of the community. A City's General Plan serves as a blueprint for future growth and development, and is a City's foremost policy document for both short and long term planning and development. Per State law, the General Plan must address and include at least the following seven elements: land use, circulation, housing, noise, safety, conservation, and open space. The law allows a city to include other elements that are deemed locally important, such as community services and facilities. The San Jacinto General Plan addresses these required and optional issues in the following elements:

¹ Governor's Office of Planning and Research. State of California: 2007 General Plan Annual Progress Report Guidance. Office of Planning and Research: Sacramento, 2007.

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- Land Use
- Community Services and Facilities
- Circulation
- Resource Management
- Public Safety
- Noise
- Housing

Since the adoption of the San Jacinto General Plan in 2006, there have been no amendments to the issues, goals, and policies. Amendments to the General Plan have been limited to Land Use Map amendments associated with the approval of development project proposals and zone changes.

The San Jacinto General Plan is the result of an extensive planning process involving the City, residents, community groups and surrounding communities. This process has provided a forum for resolving local conflicts among competing interests for the development of this area. The process culminated in the identification of issues, goals, and policies that are contained in the 2006 General Plan, following extensive review and refinement of alternatives, which best met the goals of the City.

The City is currently in the process of working with consultants to write a new Development Code to replace the antiquated Zoning Ordinance and make the zoning system consistent with the 2006 General Plan. Also, a new housing element of the General Plan has been drafted by staff and a consultant, and the certification process with State HCD is underway and well advanced. On April 4, 2012, the City received a letter from State HCD accepting the City's revised draft housing element subject to rezoning of certain lands as detailed in the draft housing element. Both the housing element and the new draft Development Code have been presented to City Council and Planning Commission at study sessions in March and April, 2012, and final revisions and environmental review are being prepared in order to bring these documents to public hearings in the coming months.

Date of Presentation/Acceptance by the Local Legislative Body

The 2011 General Plan Annual Report was presented to the City Council at a regularly scheduled City Council meeting on May 15, 2012. The APR was reviewed and accepted by the City Council at this meeting.

Date of Last Update to the General Plan

The San Jacinto General Plan underwent a comprehensive review and update beginning in 2000. The updated General Plan for the City of San Jacinto was formally approved on May 4, 2006, with the adoption of Resolution No. 2895.

Measures Associated With Implementation of the General Plan

Planning / Construction Activities in 2011

Public Improvements

2011 saw many capital projects under construction throughout the city. Pavement rehabilitation projects smoothed out bumps in the road on local thoroughfares, including two portions of Esplanade Avenue and a number of residential streets in the City's downtown area. Additionally, new sidewalks were built on several streets downtown as well as on portions on Cottonwood Avenue and Esplanade Avenue on the City's west side. These paths are all meant to improve local access to schools, parks, and other amenities. The installation of a landscaped median on San Jacinto Avenue just north of Menlo Ave served to create a welcoming entrance to San Jacinto from the south.

Earlier in the spring, the 2011 Sewer Master Plan Improvement project was built, which replaced aging pipelines and manholes. The City has an ongoing commitment to building key upgrades throughout our sewer and water systems, to make sure that our infrastructure is reliable and up to date.

Two new traffic signals started construction in 2011 and are now completed on the east side of the City, at the intersections of Soboba Road & Lake Park Drive, and Seventh Street & Ramona Expressway. These signals, funded by the Soboba Tribe, will help mitigate impacts from recent development on tribal lands and also improve traffic flow in the city.

In the upcoming year (2012) there will be more in the works – the largest project currently being developed is the Ramona Expressway Widening. This project, which will be built in two phases, is planned to widen the Expressway between Sanderson Avenue and Main Street. Construction of the first phase is scheduled to begin in 2012, subject to funding availability. Other projects planned for 2012 include new sidewalks in the vicinity of Ramona Expressway and San Jacinto Ave, a traffic signal at the intersection of De Anza and State St, storm drain improvements on Esplanade Ave, and pavement rehabilitation on Warren Road.

General Plan Amendments in 2011

There were no General Plan Amendments in 2011. The last General Plan Amendment was in 2010, with The Villages of San Jacinto Specific Plan (SP 01-04), which was approved on February 18, 2010, consisting of a 475 acre mixed use residential/commercial/high school project along the west side of Sanderson Avenue north of the EMWD regional wastewater treatment plant. Construction and implementation of the Specific Plan is uncertain with the lingering recession, however a Development Agreement was also approved which entitles the project to a 10-year approval period.

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ELEMENT PROGRESS REPORT
Element Implementation
(CCR Title 25 §6202)

Jurisdiction	San Jacinto	1/1/2011 -	12/31/2011
Reporting Period			

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

* * Note: These fields are voluntary

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	San Jacinto	1/1/2011 - 12/31/2011
Reporting Period		

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65883.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program if its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.3(c)(1)

Activity Type	Affordability by Household Income			(4) Description of Activity Including Housing Element Program Reference
	Very Low-Income	Low-Income	Moderate-Income	
(1) Rehabilitation Activity	3			Rehabilitation Loan/Grant 45-Year Covenant
(2) Preservation of Units At-Risk	1	10	7	Down Payment Assistance 45-Year Covenant
(3) Acquisition of Units				0
(5) Total Units by Income	1	13	7	21

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate (<1600 sf)						8	
No. of Units Permitted for Above Moderate (>1600 sf)						6	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25, §6202)

Jurisdiction	San Jacinto	1/1/2011 -	12/31/2011
Reporting Period			

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

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Table C
Housing Element Program Implementation Status
City of San Jacinto
2011

Program	Program Objective	Schedule	Status of Program Implementation
1. Code Enforcement	Continue to implement code enforcement program. By the end of FY 06/07, complete a comprehensive housing conditions survey. Use the survey to target funding priorities of Program 2B.	FY 06-07	Ongoing. Funded by General Fund only. Comprehensive housing conditions survey has not been completed due to funding and staffing constraints. Extend completion date to end of FY 09/10.
2A. Housing Rehabilitation Programs - Single-Family Homeowner	By the end of FY 06/07, develop a Single-Family Homeowner Rehabilitation Program. The program will strive to assist two single-family homeowners annually through the end of the planning period.	FY 06-07	Program implemented in 2006-07. 21 homes (including program 2B) rehabilitated in 2006-2009.
2B. Housing Rehabilitation Programs - Substandard Housing Rehabilitation	By the end of FY 06/07, develop a Substandard Housing Rehabilitation Program. Coordinate the development of the program based on the results of the housing conditions survey. (Program 1). The program will strive to assist two property owners annually through the end of the planning period.	FY 06-07	Program implemented in FY 06/07.
2C. Housing Rehabilitation Programs – Mobile Home Rehabilitation	By the end of FY 06/07, develop a Mobile Home Rehabilitation Program. The program will strive to assist two mobile home homeowners annually through the end of the planning period.	FY 06-07	Implemented Mobile Home Rehabilitation Grant Program 2006. Provided grants for 60 to 80 units per year.
3. Conservation of Existing and Future Affordable Units	Monitor the status of the 198 at-risk units at San Jacinto Garden Apartments, Marzanita Garden Apartments, and San Jacinto Manor. Should a property owner file notice to convert the units to market rate, the City will, within 60 days of receiving notice: (1) Contact potential non-profit organizations as potential purchasers/managers of at-risk housing units; (2) Explore funding	Dependent on property owner	No City assistance was provided to these projects therefore no notice would be received.

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Program	Program Objective	Schedule	Status of Program Implementation
	sources available to preserve the affordability of the at-risk units, construct replacement units, or provide rental assistance to displaced residents; (3) Contact residents to ensure that they have been properly noticed and are informed of their rights and options; and (4) Assist tenants to obtain Section 8 vouchers from the County.		
4. Section 8 Rental Assistance	Continue to support the HARIVCO's applications for additional Section 8 allocations and efforts to provide 100-200 vouchers for lower income San Jacinto residents.	Ongoing	Ongoing - continued to support HARIVCO.
5. Preservation of Historic Housing	Develop and implement a Historic Preservation program by the end of FY 06/07 to assist applications for National Historic Property Status and establish a local landmark status for other locally significant structures. Assist two property owners with applications for National Historic Property Status local landmark status annually through the end of the planning period.	FY 06-07	Program not developed due to staffing limitations, so no property owners were assisted.
6. Senior Homeowner Minor Repair	Provide grants to five senior homeowners annually through the end of the planning period for minor repairs.	2008	Program rolled into Senior Home Repair Grant Program (2C) in 2006.
7. Land Use Element	Maintain land use designations on sites identified in Appendix B of the Housing Element Technical Report in accordance with Government Code Section 65863 to accommodate San Jacinto's regional housing needs.	Throughout the planning period	Land use designations were maintained to accommodate adequate sites per the City's RHNA.
8. Single-Family Homeowner Assistance Program	Provide two second mortgage loans annually through the end of the planning period to assist first time home buyers.	2008	RDA decided not to provide based on past history.
9. Single-Family Infill Housing Program	Assist in the development of one single-family home annually through the end of the planning period	2008	Assisted new home on 5th Street in 2005. Working with Habitat for Humanity to acquire sites for new homes.

Program	Program Objective	Schedule	Status of Program Implementation
10. Pursue State and Federal Funding	Work with one developer or interested entity annually through the end of the planning period. When a developer or entity expresses interest in developing affordable or special needs housing in San Jacinto, determine funding priorities and sources and support applications for funding.	Annually	Working with Palm Desert Development (80 units), LINC Housing (55 units), and San Jacinto Senior Apts. (45 units).
11. Zoning Ordinance Update	Revise the Zoning Ordinance in accordance with this program by the end of FY 06/07.	FY 06/07	Ongoing, new Development Code is being prepared by consultants and staff. Completion delayed due to severe budget and staffing constraints.
12. Fair Housing Services	Continue to work with the County of Riverside to provide fair housing services to residents of San Jacinto	Ongoing	Continued to work with County.
13. Reasonable Accommodation for Housing for Persons with Disabilities	Establish a formal policy or procedure for processing requests for reasonable accommodation by end of FY 06/07.	FY 06/07	Program not developed due to severe staffing constraints.

Note: This table describes programs listed in the 2006 Housing Element since the 2008-2014 Housing Element has not yet been adopted.

